

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	18/03400/FULD	22/03/2019 (Extension of time agreed until 03/07/2019)	Demolition of existing barn and replace with new 4-bed dwelling with 2 cart sheds, alterations to existing access detail on land adjacent to Saffron House Saffron House, Stanford Dingley, Reading, Berkshire, RG7 6LS Day Tanner Limited

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/03400/FULD>

Recommendation Summary: **The Head of Development and Planning be authorise to APPROVE planning permission**

Ward Member: Cllr Graham Pask

Reason for Committee Determination: Over 10 representations objecting to the proposal scheme from members of the public with officer recommendation for approval

Committee Site Visits: 29.05.2019 and 19.06.2019

Contact Officer Details

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1. Site History

Extension for study

Ref. No: 75/03922/ADD | Status: Approved

Conservatory

Ref. No: 83/20480/ADD | Status: Approved

Demolition of existing barn and construction of a dwelling.

Ref. No: 16/02441/FULD | Status: Withdrawn

Demolition of barn and construction of new dwelling

Ref. No: 17/01051/FULD | Status: Approved

Multi Stemmed Conifer - Remove

Ref. No: 18/01082/TPC | Status: No Objection

T1 Willow - pollard remaining stem of collapsed willow T2 Willow - remove se
pollarded willow T3 Conifer - remove conifer adjacent to riverbank T4 Maple -
remove declining/dying maple T5 Willow - re-pollard small willow by road
bridge - one stem lost in recent storms

Ref. No: 19/00725/TPC | Status: Pending Consideration

2. Consultations

Parish Council

Objects based on the overall design of the proposed development.

Highways

No objections subject to planning conditions.

Drainage

No objections subject to planning conditions.

Thames Water Utilities

No comments received with 21 day consultation period

Ecology

No objections subject to planning conditions.

Natural England

No comments to make.

North Wessex Downs AONB

No comments received.

Environment Agency

Do not wish to be consulted.

Ramblers Society	No objections in principle.
Public Rights of Way Officer	No comments received.
Conservation Officer	No objections due to extant consent 17/01051/FULD. Repeat conditions appropriately from application 17/01051/FULD.
Environmental Health	No objections. Recommend conditions.

3. Publicity of Application and Representations

3.1 The application was advertised by means of a site notice posted on the side of the barn, next to the village notice board on 28/01/2019, expiring on 18/02/2019. There have been 13 letters of representations received objecting to the application. The representations are summarised:

- Application does not conserve or enhance the character of the village
- Inferior to the previously approved scheme
- Road side elevation is inappropriate
- The design has a variety of 15 modern windows
- Modern design will not fit in with the village
- Outbuildings resemble new dwellings
- Contrary to Parish Design Plan
- Barn is integral to historic nature of village
- The proposed design is much larger than approved scheme
- Design should be of a reduced footprint
- Will be a single dominant shape in the centre of the village
- Design is too large, particularly height
- Garden size reduced compared to previous scheme
- Overlooking of neighbouring property
- Repair and refurbishment is an option for the barn
- Do not need a new 5 bedroom dwelling, which will not be affordable for younger people
- Agree with comments from Stafford Dingley Parish Council
- Fenestration not compatible with street scene

- New design is too urban
- No Heritage Assessment
- Object to the number of windows

4. Policy Considerations

4.1 The policies relevant to this application are:

The National Planning Policy Framework 2019;

Policies ADPP1, ADPP5, CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

Policies C1, C3, C4 and P1 of West Berkshire Council's Housing Site Allocation DPD (2017).

Policies OVS.5 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Additional guidance on design is supplied in:

West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (June 2006)

West Berkshire Supplementary Planning Document: Quality Design: Quality Design: Part 1 Achieving Quality Design

West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development

West Berkshire Supplementary Planning Guidance: Planning Obligation

West Berkshire Supplementary Planning Document: Community Infrastructure Levy: Charging Schedule

Stanford Dingley Parish Design Statement 2010

5. Description of Development

5.1 The application seeks planning consent for the demolition of the existing barn and the construction of a new four bedroom dwelling, a single cart shed (cart shed B) for the new dwelling and a double cart shed (cart shed A) for the existing dwelling (Saffron House), along with an new vehicular access.

- 5.2 The site is within a highly prominent location within Stanford Dingley, located along on the very edge of Cock Lane. The existing building sits on the T-junction in the centre of Stanford Dingley at Cock Lane and Bucklebury Road.
- 5.3 Due to the location of the existing building within Stanford Dingley and the size of the existing barn and proposed dwelling, it is an important site within the local area. The site is dominant in views from Cock Lane to the north and south, from Bucklebury Road to the west and public right of way STAN/21/1 to the east.
- 5.4 The surrounding buildings are of a mixed style, design and size. Tudor Cottage, directly adjacent the site (to the west) is large three storey pitched roof dwelling, with traditional leaded windows and a mixed façade of red brick and white cladding with timber beams. The dwelling is set back from Cock Lane, the small ancillary, single storey, pitched roof, red brick out building is sat directly opposite the proposal site.
- 5.5 Along Cock Lane, to the south of the site is a large two storey dwelling set approximately 3.8m back from the edge of the highway. The dwelling is known as Bradfield Farm, it consists of 13 large framed windows fronting Cock Lane. The boundary of Bradfield Farm along Cock Lane is a low level white wall with a concrete path to the dwelling which is lined by minimal hedging, behind the wall is white gravel. The side elevation of Bradfield Farm facing the south elevation of the proposal scheme is a flank wall.
- 5.6 The host dwelling, Saffron House is located to the north of the proposed dwelling, set far back into the site. Saffron House is of a traditional design, constructed of red brick which is used to provide detailing around the windows. The dwelling is of two storeys with a full pitched roof and built in pitched dormers. The host dwelling benefits from a substantial sized plot, of which is it located in the middle of. As part of the proposed scheme a relatively low percentage of the plot will become the residential curtilage of the new dwelling.

- 5.7 There is an existing wooden telephone post to the front of the existing barn along Cock Lane. As part of the proposed scheme the wires will be relocated underground in the existing location.
- 5.8 The existing structure on the site is a disused barn. A structural survey report has been submitted as part of this planning application which concludes that the barn is not structurally sound. The barn consists of horizontal timber cladding, two small white timber framed windows to the south, a village notice board, a small double vertical timber door and small vertical timber single door. The north section of the elevation fronting Cock Lane also includes a section of red brick, reaching from the ground to approximately a quarter of the way up the elevation. The existing building is a structure of two halves in terms of the roof. At the northern end of the building the roof is constructed of red tiles and has a half hip. The southern end has a full hip and is constructed of corrugated iron. At the point of the half hip, the roof slightly sinks into the building, this is due to the age of the building. The different style of roof at each end of the building has been incorporated into the current design.
- 5.9 The Stanford Dingley Parish Design Statement (SDPDS) refers to Saffron House, as a 'modified house built in a modern vernacular style', and states that the building, and its outbuildings stand out on the approach into the village. The outbuildings are a reminder of the previous smallholding at Saffron House.
- 5.10 The site has planning permission for the demolition of the existing barn and the development of a four bedroom house on the same footprint of the existing barn under consent reference 17/01051/FULD.
- 5.11 The proposed application exceeds the footprint of the existing barn on site and is also of a greater height. The below table provides the measurements of the existing building, the consented scheme and proposed schemes on the site.

	Height (m)	Footprint (sqm)	Length (m)	Width (m)
Existing	5.4	139	22.4	7.5
Consented (17/01051/FULD)	6.2	156	24	8.1
Proposed (18/03400/FULD)	6.7	159	23.4	8

5.12 The external amenity area of the consented scheme is 1,067sqm, the proposed external amenity space is substantially less at approximately 312sqm.

5.13 During the course of the planning application the applicant/agent has reduced the height of the cart sheds and the footprint of cart shed A.

6. Consideration of the Proposal

6.1 The principal matters in considering this application are:

- I. The principle of development
- II. Design and impact on the character of the surrounding area
- III. Parking and highway safety (including Public Right of Way)
- IV. Impact on neighbouring amenity
- V. Impact on ecology
- VI. Drainage and flooding

7. The principle of development

7.1 The site currently benefits from extant planning consent 17/01051/FULD granted 17 July 2017, this is material consideration that weighs heavily in the planning balance. It is still possible for this consent to be implemented. The principle of development was considered as part of the extant consent and was found to be acceptable, there have been no material changes in local planning policies since the issuing of consent 17/01051/FULD. This extant consent constitutes a genuine fallback position in the event that planning permission is refused.

7.2 Core Strategy policy ADPP1 states that development in West Berkshire will follow the existing settlement pattern. In accordance with policy

ADPP1, the majority of residential development will take place within the defined settlement hierarchy. The application site is not located within a defined settlement, as such is classified as the open countryside.

According to Policy ADPP1, only appropriate limited development in the countryside will be allowed.

7.3 Policy CS1 of the Core Strategy states residential development will be primarily located on previously developed land within defined settlement boundaries. Whilst the site is classified as previously developed land, it is not within a defined settlement boundary.

7.4 Policy C1 of the HSA DPD gives a presumption against new residential development in the countryside, although there are some prescribed exceptions. Residential development outside of a defined settlement boundary and within the open countryside may be permissible under policy C1 provided that (amongst other criteria) it is limited infill development that accords with the criteria below:

a) It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and

b) The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and

c) It does not extend the existing frontage; and

d) The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

7.5 Under application 17/01051/FULD it was determined that the proposal complied with Policy C1, as the site was judged on balance as being within a close knit cluster of 10 or more existing dwellings, and permission was granted on this basis. Accordingly, the extant planning consent is a significant material consideration. Although this proposal involves an increased scale, mass, bulk and footprint in comparison to the existing barn, these elements are considered to be commensurate with the scale

of existing dwellings in the vicinity, and therefore in compliance with criteria b. of Policy C1 in terms of its scale. With reference to character, the proposal scheme is of a modern design, with elements of a barn style. It is the view of the case officer that this is an appropriate type of design for the location of the proposed development.

- 7.6 The proposed development does not extend the existing frontage. The spacing and plot sizes within Stanford Dingley are varied throughout the settlement. The proposed plot size of the new dwelling is smaller than the immediate neighbours, and significantly smaller than that approved under 17/01051/FULD. The lack of consistency in plot sizes in Stanford Dingley means that the assessment of the scheme against criteria d. is a judgment for the decision maker. The case officer is, on balance, satisfied that this criteria is achieved.
- 7.7 The existing barn does have an element of historical character, this point has been raised in a number of third party representations. Policy C4 of the Housing Site Allocations DPD encourages the conversion of barns provided that they are genuinely redundant and structurally sound. From the case officers site visit it is evident that the barn is genuinely redundant, the structural survey submitted with the application concludes that the barn is not structurally sound and therefore not capable of residential conversion under the requirements of policy C4.
- 7.8 There is an existing small wooden shed and greenhouse currently on the site, both are in a poor state of repair and not fit for purpose. It is indicated that 'cart shed A' will be of a similar footprint to the existing structures. The proposed cart sheds are viewed as ancillary to the existing and proposed dwellings. In practical terms the cart sheds function as car ports, they do not have external doors such as a garage or dwellings. The cart sheds are required to meet the necessary parking requirements of the dwellings, this will be reflected in a planning condition.
- 7.9 The proposal is considered to comply with the housing supply policies of the development plan in principle, and the extant consent constitutes a

valid fallback position which also establishes that the principle of development is acceptable.

8. Design and impact on the character of the surrounding area

- 8.1 Having regard to the design of the existing building, and of its extant approved replacement, it is considered that the design of the proposal scheme is acceptable in terms of layout, scale and mass. The footprint, scale and mass of the proposal scheme are an increase to that of the barn currently on site and the extant consent. Notwithstanding this, the increase is not considered as significant enough as to warrant refusal, albeit the proposed scale of development is at the upper limits of what is considered to respect the character and appearance of the area.
- 8.2 The style of the proposed scheme reflects that of a modern design which incorporates more historical features through the use of certain materials, these include; handmade clay peg tiles, handmade Flemish bond brick, feather edge oak horizontal timber boarding and soft wood timber joinery (painted).
- 8.3 There is an increase in windows along the west elevation fronting Cock Lane. It is not considered this substantially alters the character of the area, however it is not reflective of the simple elevation of the existing barn. The proposal is adjacent to Bradfield Farm, a large white dwelling along Cock Lane with a number of substantial windows fronting the highway.
- 8.4 There is some concern regarding the level of glazing along the east elevation of the proposed dwelling, particularly in terms of light spillage. However, the level of glazing is considered as comparable to that approved under 17/01051/FULD and has not been objected to by the conservation officer.
- 8.5 The Stanford Dingley Parish Design Statement provides a description of the built form within the hamlet; *“there are very few small cottages, the majority of buildings sitting detached within their own plots. The predominant character of dwellings is of steeply pitched tiled roofs with*

straight gables and open eaves”, it is considered that the proposed design matches the above description. The Design Statement goes on to conclude that there is no single type of built form which dominates the hamlet, and that there is a diverse mix of building forms, this variety is important to Stanford Dingley. The predominant building material in this location are orange/red brick with Flemish bond, these materials are proposed as part of the development. The prevalent roofing material within the parish is hand made plain clay tile, this material is proposed as the roof material of the new dwelling. As stated with the Parish Design document, there is a large amount of timber framed buildings in this location, again, this is incorporated within the design.

- 8.6 The Council’s Quality Design SPD recommends that new dwellings of three or more bedrooms provide a minimum of 100sqm of external amenity space, but also that amenity space in rural areas should be reflective of the surrounding properties. The proposal scheme includes approximately 312sqm of external amenity space. Whilst the proposed garden is substantially smaller than that of the host and neighbouring dwellings, it does significantly exceed the minimum garden size provided by the SPD, and so an objection on this basis cannot be sustained.
- 8.7 The proposed dwelling is not considered as substantially harmful to the landscape character and local distinctiveness of the area as to warrant refusal. It is therefore considered that the proposal is in accordance with policies C3, CS14, CS19, West Berkshire Councils Quality Design SPD and Stanford Dingley Design Statement.

9. Parking and highway safety (including Public Right of Way)

- 9.1 Policy C13 of the Core Strategy aims to promote opportunities for healthy travel and reduce the need to travel overall, amongst other criteria. Whilst it is not found that the proposal scheme achieves all the criteria listed under policy C13, this is not a requirement of the policy. Additionally, the element of the proposal scheme has been previously considered under consent 17/01051/FULD.

- 9.2 Policy P1 of the Housing Site Allocations DPD requires that a minimum of three car parking spaces are provided for four bedroom dwellings in zone three. The proposed scheme includes a double cart shed for the existing dwelling on site, and a single cart shed for the proposal scheme. The design of the cart sheds and the proposed use is that of a car port, as is confirmed in the Design and Access Statement. Under policy P1 car ports are included as car parking spaces. There are two existing car parking spaces for Saffron House (which are to be retained) and further space adjacent to Saffron House (west of 0.9m wall) and space for two cars parking space within the drive of the proposed dwelling. There is sufficient space for car parking included within the red line of the development scheme to comply with policy P1.
- 9.3 The Council's Highways Officer has been consulted as part of this planning application and raised no objections to the proposal scheme subject to planning conditions.
- 9.4 Public Footpath Stanford Dingle 21/1 runs along the south east boundary of the proposal site. There are a number of trees and hedges along this boundary that shield the development from this public right of way. The impact on the footpath is not viewed as significant and has already been considered as acceptable under extant consent 17/01051/FULD, and the development will be viewed in the context of other dwellings in the vicinity.
- 9.5 Overall, it is considered that the proposed development will not impact on highway safety and that it would provide a sufficient level of car parking.

10. Impact on neighbouring amenity

- 10.1 The host dwelling, Saffron House is located approximately 18m away from the north-east corner of the proposed dwelling, proposed 'cart shed B' is approximately 7m from Saffron House and 'cart shed A' approximately 10m. Given the layout and scale of these proposed buildings, it is not considered that the built form of the proposal scheme will have an overbearing impact on Saffron House.

- 10.2 The design of the proposal scheme does include large levels of glazing along the east elevation. Given the distance between the dwellings and the location of 'cart shed A', it is not considered that there will be an unacceptable level of overlooking or loss of privacy for the host dwelling.
- 10.3 The ridge height of the proposed dwelling is not significantly greater to that of the existing barn, as such there are no concerns regarding an overbearing impact of the development on the host dwelling.
- 10.4 All other dwellings in the vicinity are located of a sufficient distance as to not be impacted by the proposal scheme.

11. Impact on green infrastructure and biodiversity

- 11.1 Core Strategy policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced.
- 11.2 The site is not within a biodiversity area, SSSI or local wildlife area. A bat survey has been submitted with the application, the Ecology have recommended planning conditions be applied. Natural England have raised no objections to the application.
- 11.3 Bats are subject to the species protection provision of the Habitats Directive, as implemented by the Conservation (Natural Habitats etc.) Regulations 2010. This contains three 'derogation tests' which must be applied by the Local Planning Authority at the planning application stage and by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species. The three tests and an assessment of the proposal is provided by the table below. It is concluded that the proposal passes the tests and so there is a reasonable likelihood that Natural England would grant a EPSM licence.

Derogation test	Assessment of proposal
The consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'	Consenting the operations would enable the redevelopment of the site, which is considered to constitute an imperative reason of overriding public interest in terms of making a contribution to boosting the supply of housing.
There must be 'no satisfactory alternative'	The application documents have confirmed that the existing building is not structurally sound, and so an alternative approach including the retention of the existing building would not facilitate this public benefit.
The action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'	Subject to the mitigation measures recommended by the bat report, the proposal would satisfy this test.

12. Drainage and flooding

12.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district. The application site is located within Flood Zone 1, which has the lowest probability of flooding.

12.2 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS), and this is reinforced by the recently adopted Sustainable Drainage Systems SPD. A planning condition is recommended accordingly.

13. Other matters

CIL

- 13.1 Policy CS5 states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015.
- 13.2 Under the CIL Charging Schedule adopted by West Berkshire Council, new residential development including the creation of a new dwelling will be liable to pay the CIL.
- 13.3 This application is CIL liable.

14. Conclusion

- 14.1 The principle of residential development on the site, including the demolition of the existing barn is acceptable and has already been established under extant consent 17/01051/FULD. Although the scale, massing and design of the proposal is at the upper limits of acceptability, it is considered that the proposal respects character and appearance of the area and complies with the relevant policies.

15. Recommendation

- 15.1 **The Head of Development and Planning be authorised to GRANT PLANNING PERMISSION subject to the following conditions.**

1. The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development and to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby permitted shall be carried out in accordance with the documents and plans listed below:

- Proposed Floor Plans 1 of 2, reference 3544/212 revision D, received on 12 March 2019
- Proposed Floor Plan 2 of 2, reference 3544/213 revision C, received on 12 March 2019
- Block and Location Plan, reference 3544/210 revision B, received on 12 March 2019
- Proposed Cart Shed B Elevations, reference 3544/216 revision C, received on 12 March 2019
- Proposed Cart Shed A Elevations, reference 3544/215 revision D, received on 12 March 2019
- Proposed Site Plan, reference 3544/211 revision E, received on 12 March 2019
- Proposed Elevations, reference 3544/214 revision A, received on 06 June 2019
- Report of the Structural Condition of Saffron House barn by Birds Associates reference 7136, received on 29 April 2019
- Bat Roost Assessment of Barn and Garage at Saffron House Stanford Dingle by GS Ecology dated 12 April 2019 received on 23 April 2019

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials used in constructing the development;
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- (e) Wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during construction;
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4. No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

5. No development shall take place until full details of how all spoil arising from the development and how any materials arising from the demolition of the existing barn will be used and/or disposed of have been submitted to and approved in writing by the Local Planning Authority. These details shall:
 - (a) Show where any spoil to remain on the site will be deposited;
 - (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
 - (c) Include measures to remove all spoil (not to be deposited) from the site;
 - (d) Include measures to remove any materials arising from the demolition of the existing barn from the site;
 - (e) Include timescales for the depositing/removal of spoil and removal of any materials arising from the demolition of the existing barn.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and any materials arising from demolition, and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and the Stanford Dingley Parish Design Statement 2010.

6. No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling, cart sheds and hard surfaced areas hereby permitted and a full landscape plan, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006) and Stanford Dingley Parish Design Statement 2010.

7. No development shall take place until details of the finished floor levels of the dwelling and cart sheds hereby permitted in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the development hereby approved and the surrounding area in accordance with National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006).

8. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the buildings hereby permitted are occupied.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006) and the Stanford Dingley Parish Design Statement for 2010.

9. No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- m) Include details of how the SuDS measures will be maintained and managed after completion, including for access arrangements. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

- 10.** The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 11.** The dwelling hereby approved shall not be occupied until the visibility splays at the site accesses have been provided in accordance with drawing number 3544/211 received on February 18th 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

- 12.** No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), and Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 13.** Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows/roof lights (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed on the north, south, west, and east elevations of the dwelling, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

- 14.** Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, outbuildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D, E and F of that Order shall be constructed, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: To prevent the overdevelopment or inappropriate development of the site and in the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and

CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

- 15.** The development hereby approved shall not proceed except in accordance with the ecological mitigation measures detailed within the Bat Roost Assessment of Barn and Garage at Saffron House Stanford Dingle by GS Ecology dated 12 April 2019 received on 23 April 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 17 of the West Berkshire Core Strategy (2006 – 2026).

- 16.** The dwelling hereby approved shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings, the area of the site designated for the parking and charging of electric vehicles on the approved plan shall thereafter be kept available for this use all times.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 17.** Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that order), Cart Shed A and Cart Shed B as labelled on the approved plans shall not be used for any purpose other than as car parking accommodation, nor shall any door, wall or other means of enclosure or stopping up of the entrances to the cart sheds be undertaken, unless permission has been granted in respect of a planning application.

Reason: To ensure that the cart sheds (car ports) are kept available for vehicle parking in the interest of road safety and in order to comply with policy P1 of the Housing Site Allocations DPD. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).